

**COUNTY OF LOS ANGELES - MARINA DEL REY
AFFORDABLE HOUSING POLICY**

The Mello Act (Government Code section 65590, *et seq.*) mandates that each local government whose jurisdiction is situated, in whole or in part, within the Coastal Zone, has the responsibility to require the replacement of housing units occupied by persons or families of low or moderate income when it approves the conversion or demolition of those units, and to require the provision of housing units for persons and families of low or moderate income, where feasible, when it approves new housing developments in the Coastal Zone. The County of Los Angeles (County) is the owner of all real property in the unincorporated territory of Marina del Rey, which includes a small craft harbor and adjacent lands, all within the Coastal Zone. The County leases landside and waterside parcels in Marina del Rey for development. The County is also the primary land use regulatory authority for Marina del Rey through the Marina del Rey Local Coastal Program (LCP), including the Marina del Rey Specific Plan. The LCP, through the Specific Plan, establishes land use policy, development standards and guidelines which are the principal regulatory basis for future development, preservation and reconstruction efforts in Marina del Rey.

The purpose of the County of Los Angeles - Marina del Rey Affordable Housing Policy described herein is limited to ensuring that all new residential development in Marina del Rey complies with the Mello Act by preserving existing affordable housing supplies (replacement units), and creating new affordable housing units (inclusionary units), where feasible, while balancing the County's ability to generate revenues from its Marina ground leases for Countywide public benefit programs.

EXECUTIVE SUMMARY

Mello Act obligations for new development in Marina del Rey will be determined by the Regional Planning Commission based upon a joint recommendation by the Department of Regional Planning (DRP), the Los Angeles County Community Development Commission (CDC) and the Department of Beaches and Harbors (DBH) made prior to the Regional Planning Commission's consideration of an application for a Coastal Development Permit (CDP) or any other discretionary land use entitlements or non-discretionary permits necessary to the project, based on this adopted policy.

The number of new affordable housing units to be constructed as part of any new development within County-owned Marina del Rey shall be 1) reasonably disbursed

throughout the project; 2) comparable in size and design to the market-rate units being developed in the rental component of the new or converted project; and 3) include a covenant guaranteeing that the relevant affordable income and rent requirements for each replacement and inclusionary affordable housing unit will be observed for the term of the lease.

The number of replacement units to be constructed shall be determined based on the results of an income survey to be completed by the CDC on a project-by-project basis. The rental levels of the replacement units identified as part of the income survey shall be equivalent to the income level of the existing tenant whose income level triggers the replacement requirement (i.e. replacement units must be set aside on a like-for-like basis).

The inclusionary housing obligation shall be calculated on the net new incremental units to be constructed as part of the project with a goal of 5% of such newly constructed units being set aside for low income families and 5% reserved for moderate income families based upon an analysis of each project's feasibility.

Determining feasibility of on-site affordable housing for a project must be undertaken on a project-by-project basis. If on-site affordable housing initially appears infeasible, the potential use of density bonuses and other incentives and potential economic aid, such as tax credits and/or below market bond financing or grants should be considered as a means of making on-site affordable housing feasible. County rent adjustments to comply with the affordable housing requirement may be available and are subject to negotiation on a project-by-project basis.

If it is determined by the Regional Planning Commission after careful consideration of a joint recommendation by the DRP, the CDC and the DBH that providing the inclusionary units on-site causes the project to be infeasible by virtue of the applicant being unable to successfully complete the project within a reasonable period of time, taking into account economic, environmental, social and technical factors, then construction of such affordable units may be permitted off-site in the following priority order:

1. In the Coastal Zone within unincorporated territory of Los Angeles County;
2. Within three miles of the Coastal Zone in the unincorporated territory of Los Angeles County;

3. In the Coastal Zone within incorporated territory of Los Angeles County;
or
4. Within three miles of the Coastal Zone in incorporated territory of Los Angeles County.

Replacement units must be provided on-site or within the Coastal Zone where feasible, and if infeasible on-site or within the Coastal Zone, then within three miles of the Coastal Zone with priority given to the unincorporated areas.

The obligation to construct or rehabilitate affordable replacement and/or inclusionary housing units off-site will be the sole responsibility of the applicant. The off-site affordable housing units must be completed and available for occupancy prior to the issuance of the Certificate of Occupancy for the new market rate development, but in no event later than three years from the issuance of a building permit for the new development project.

No in-lieu fee program will be available to comply with either the replacement or inclusionary housing obligations.

MELLO ACT REQUIREMENTS

The Mello Act applies to the demolition, conversion and construction of housing within the California Coastal Zone, and is intended to preserve affordable housing for low and moderate income persons and families. The basic requirements imposed by the Mello Act are:

Replacement Housing:	Converted or demolished residential units that are occupied by low or moderate income persons or families must be replaced.
Inclusionary Housing:	New residential projects must provide inclusionary housing units affordable to low or moderate income persons or families, where feasible.
Conversion to Non-Residential Uses:	The County can only approve the demolition or conversion of residential structures for the subsequent development of commercial uses that are not coastal dependent, if it first finds

that a residential use is no longer feasible at that location and otherwise requires compliance with the replacement housing requirement.

Mello Act obligations for new development in Marina del Rey will be determined by the Regional Planning Commission based upon a joint recommendation by the DRP, CDC and DBH made prior to the Regional Planning Commission's consideration of an application for a CDP under the LCP or any other discretionary land use entitlements or non-discretionary permits necessary to the project, based on this adopted policy. Nothing in this policy shall be interpreted as superceding the requirements of the LCP, the Mello Act or any other provisions of State law or the County Code applicable to development in Marina del Rey.

The following sections of this policy identify the County's methodology for fulfilling the replacement and inclusionary housing obligations imposed by the Mello Act.

REPLACEMENT HOUSING

Obligations

The Mello Act requires any residential unit occupied by a low or moderate income person or family to be replaced. Therefore, applicants for discretionary and non-discretionary permits involving the demolition, conversion or construction of housing within Marina del Rey will be required to assist the CDC and/or its affordable housing consultant to complete the following activities:

1. Send a notice to all current occupants that includes:
 - a. A description of the proposed demolition or conversion plan;
 - b. An explanation of the Mello Act provisions and compliance review process; .
 - c. Contact information for a County staff member who can provide additional information to the residents; and

- d. An income survey to be completed by each family and individual occupant to determine the applicant's replacement housing obligation for Mello Act Compliance (see Exhibit I: Financial Information Form and Income Survey). (Note: Income information obtained from individual occupants specifically named on the lease, and their family members/domestic partner will be used exclusively to determine replacement housing eligibility. Financial information obtained from resident(s) subleasing directly from the legal occupant, but not named on the original lease/rental agreement (i.e. non-family roommates), will not be considered in determining the applicant's replacement housing obligation for purposes of Mello Act compliance).

This notice shall be given prior to completion of term sheet negotiations and is not intended to serve as or replace any notice relating to the demolition of residential dwelling units or the termination of residential tenancies required to be given pursuant to the California Civil Code or any other provision of State law, the County Code, or as an express condition of the development's CDP or other permit for entitlement.

2. Identify the characteristics of each unit in the project as follows:
 - a. Units occupied by resident management employees will not be considered in determining the applicant's replacement housing obligation for purposes of Mello Act compliance (with a limit of one management unit per seventy-five residential units).
 - b. Students that are claimed as a dependent on their parent's federal income tax return or whose parent(s) are guarantors on the rental/lease agreement must include parental household income information on the tenant income survey to determine affordable housing eligibility of their unit for the purposes of Mello Act compliance.
 - c. Any vacant unit identified at the commencement of term sheet negotiations with the DBH is deemed to be a market rate unit.
 - d. The Mello Act requires that a residential dwelling unit be deemed occupied by a person or family of low or moderate income if the person or family was evicted from that dwelling unit within one year prior to the filing

of an application to convert or demolish the unit, if the eviction was for the purpose of avoiding the requirements of the replacement housing obligation under the Mello Act. The Mello Act further requires that if a substantial number of persons or families of low or moderate income were evicted from a single residential development within one year prior to prior to the filing of an application to convert or demolish the structure, the evictions shall be presumed to have been for the purpose of avoiding the requirements of the replacement housing obligations under the Mello Act and the applicant shall bear the burden of proving the evictions were not for the purpose of avoiding said requirements. For the purposes of this policy, the presumption period shall run one year prior to the commencement of term sheet negotiations with DBH. If the applicant cannot demonstrate that the tenant(s) were evicted for cause rather than to avoid the Mello Act replacement housing obligations during that period, the unit(s) shall be deemed occupied by a low or moderate income person or family.

- e. Affordable housing eligibility for units with tenants that return an income survey but decline to state any financial information and for tenants that do not respond to the income survey will be determined using tenant income information no more than two years old contained in the applicant's files; or in the absence of such income information, using the average of the previous year's monthly rent compared to the average affordable monthly rental rates for the same year as noted below:
 - i. If the average monthly rent for the unit is less than or equal to the average monthly affordable rent for a very-low income household, the unit will be considered to be occupied by a very-low income person or family.
 - ii. If the average monthly rent for the unit is less than or equal to the average monthly affordable rent for a low income household, the unit will be considered to be occupied by a low income person or family.
 - iii. If the average monthly rent for the unit is less than or equal to the average monthly affordable rent for a moderate income

household, the unit will be considered to be occupied by a moderate income person or family.

- iv. If the average monthly rent for the unit is greater than the average monthly affordable rent for a moderate income household, the unit will be deemed to be a market-rate unit.
- f. Unmarried and unrelated tenants who wish to be treated as separate individuals rather than as a household must declare under penalty of perjury the following:
 - i. They are not registered domestic partners;
 - ii. Neither party claims employment benefits received by the other party (i.e. health insurance, etc.);
 - iii. They do not share a bank account; and
 - iv. They do not own real property together.
- 3. The CDC shall submit to the Regional Planning Commission the following information for each project involving the demolition, conversion or construction of housing within Marina del Rey:
 - a. Confirmation of household income level of the persons or families in accordance with California Health and Safety Code standards.
 - b. Identification of unit(s) deemed occupied by persons or families of low or moderate income pursuant to section 2.c., above.
 - c. Identification of the number of bedrooms in the unit eligible for replacement pursuant to the Mello Act. When an occupant is determined to be of low or moderate income, but other occupants within the same unit are above-moderate income, the replacement obligation is limited to one bedroom.

Methods of Compliance

- 4. The applicant is required to replace each unit that is determined to be occupied by low or moderate income persons or families on a one-for-one basis (per

number of bedrooms). The replacement units must adhere to the following requirements:

- a. The replacement unit must be of comparable size and design to the market-rate units being developed in the rental component of the new or converted project.
 - b. The applicant shall record a covenant guaranteeing that the relevant affordable income and rent requirements for each replacement unit will be observed for the term of the lease from the issuance of the Certificate of Occupancy.
 - c. The replacement housing obligation may be satisfied, in whole or in part, by an affordable housing set aside required as a condition of receiving a density bonus, and shall not be imposed in addition to any such set aside, except to the extent the density bonus set aside does not fully satisfy replacement and/or inclusionary housing obligations required under the Mello Act.
5. Replacement units shall be set aside on a like-for-like basis from a comparison of the monthly rent at the commencement of term sheet negotiations for the unit to be demolished or converted to the affordable housing rental rates published annually by the CDC.
 6. Applicants must provide the identified replacement housing units on-site or elsewhere within the Coastal Zone unless the applicant can demonstrate that such placement is not feasible.
 - a. The project feasibility analysis must include:
 - i. An evaluation of the impacts created by incentives available to the applicant such as density bonuses; development standards relief; and available state and local assistance programs.
 - ii. An estimate of the developer's return that would be generated by the project. This return will be compared to a feasibility factor equal to the average capitalization rate for apartment sales in Los Angeles County, as published in the California Real Estate Journal, plus an amount not to exceed 200 basis points.

- iii. An evaluation of whether or not the project can be successfully completed within a reasonable period of time, taking into account economic, environmental, social and technical factors.
- b. If on-site or Coastal Zone replacement is determined to be infeasible, the units shall be provided at an off-site location in the following priority order:
 - i. Within three miles of the Coastal Zone in the unincorporated territory of Los Angeles County; or
 - ii. Within three miles of the Coastal Zone in the incorporated territory of Los Angeles County.
- c. Off-site units can be new construction or the substantial rehabilitation of existing units. The obligation to construct or rehabilitate affordable replacement housing units off-site will be the sole responsibility of the applicant.
- d. No in-lieu fee program will be available to comply with the replacement housing obligations.

INCLUSIONARY HOUSING

The Mello Act requires new residential development to provide affordable housing units where feasible (inclusionary units). The County will require applicants to meet the following standards:

- 7. The inclusionary housing obligation will be imposed separately from any replacement housing obligations being applied to the project.
- 8. The inclusionary units must be reasonably dispersed throughout the rental unit component of the project, and the unit sizes and design must be comparable to market rate rental units included in the project.
- 9. The on-site inclusionary housing obligation will be calculated based upon the net incremental new units (fractional units under 0.5 are to be rounded down) to be constructed or converted in the following manner:

- a. The applicant must set aside a percentage of the new units as affordable units, subject to an analysis of the project's feasibility on a project-by-project basis. The County's goal is to have each applicant set aside 5% of the units for low income households and 5% reserved for moderate income households.
 - b. If the applicant requests and is eligible for a density bonus, the inclusionary unit requirement will be calculated off the pre-bonus number of units.
 - c. The inclusionary housing obligation may be satisfied, in whole or in part, by an affordable housing set aside required as a condition of receiving a density bonus, and shall not be imposed in addition to any such set aside, except to the extent the density bonus set aside does not fully satisfy the replacement and/or inclusionary housing obligations required under the Mello Act.
10. The applicant must provide a project feasibility analysis in support of its proposed inclusionary housing obligation.
- a. The project feasibility analysis must include:
 - i. An evaluation of the impacts created by incentives available to the applicant such as density bonuses; development standards relief; and available state and local assistance programs. (Note: County rent adjustments to comply with the inclusionary housing requirement are subject to negotiation on a project-by-project basis).
 - ii. An estimate of the developer's return that would be generated by the project. This return will be compared to a feasibility factor equal to the capitalization rate for apartment sales in Los Angeles County, as published in the California Real Estate Journal, plus an amount not to exceed 200 basis points.
 - iii. An evaluation of whether or not the project can be successfully completed within a reasonable period of time, taking into account economic, environmental, social and technical factors.

- b. If on-site development of the inclusionary housing units is determined to be infeasible based upon the project feasibility analysis, the units must be provided at an off-site location in the following priority order:
 - i. In the Coastal Zone within the unincorporated territory of Los Angeles County;
 - ii. Within three miles of the Coastal Zone in the unincorporated territory of Los Angeles County;
 - iii. In the Coastal Zone within the incorporated territory of Los Angeles County; or
 - iv. Within three miles of the Coastal Zone in the incorporated territory of Los Angeles County.
- c. The off-site inclusionary units can be new construction or substantial rehabilitation. The obligation to construct or rehabilitate affordable housing inclusionary units off-site will be the sole responsibility of the applicant.
- d. No in-lieu fee program will be available to comply with the inclusionary housing obligations.

CONVERSION TO NON-RESIDENTIAL USES

In accordance with Mello Act requirements, the County will evaluate proposals to demolish or convert residential structures for the subsequent development of commercial uses that are not coastal dependent. No project will be approved unless the County determines that a residential use is no longer feasible at the proposed location. All such projects shall fully comply with the replacement housing obligations as set forth above.

ADDITIONAL PROVISIONS

11. The affordable income and rent requirements for replacement and inclusionary units will be determined as follows:

- a. The income standards for very low, low and moderate income households will be based on California Health and Safety Code standards, as adjusted and annually published by the California Department of Housing and Community Development.
 - b. The affordable rents and utility allowance schedule will be published by CDC on an annual basis (See Exhibit II: Income and Rent Limits – 2007).
 - c. A "unit" shall consist of a group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes, together with the land and buildings appurtenant thereto, and all housing services (services connected with the use and occupancy of a unit, including but not limited to utilities (if also provided to the market rate units) ordinary repairs or replacement, maintenance (including painting), elevator service, laundry facilities, common recreational facilities, janitor service, resident manager, refuse removal, and all privileges, benefits, furnishings and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities).
 - d. The affordable rent as published by the CDC, less the corresponding utility allowance, as applicable, shall be the maximum amount charged for occupancy of a "unit". There shall be no separate, additional charges for use and occupancy of a unit or for housing services related thereto, including, but not limited to charges for parking spaces required to be assigned to the unit as a condition of the CDP or other land use entitlement permit.
12. The tenant survey must be approved by the CDC during lease negotiations for County owned properties. If more than one year passes after approval of the original tenant survey, the survey must be updated and resubmitted as part of the County's Regional Planning application process for a CDP. The replacement housing obligation will be set at the higher result of the two surveys.
13. The applicant must submit an Affordable Housing Plan to the County; no Building Permits will be issued for the project until the County approves the Plan.
14. The applicant shall record a covenant guaranteeing that the relevant affordable income and rent requirements for each replacement and inclusionary unit will be

observed for the term of the lease from the issuance of the Certificate of Occupancy.

15. The applicant will be required to comply with the County's monitoring requirements annually throughout the covenant term which shall include a marketing plan to be approved by the CDC that will require, among other things, posting the availability of the affordable housing units on the CDC website at www.housing.lacounty.gov.
16. If replacement and/or inclusionary units are provided off-site, the off-site affordable housing units must be completed and available for occupancy prior to the issuance of the Certificate of Occupancy for the new market rate development, but in no event later than three years from the issuance of a building permit for the new development project. The Certificate of Occupancy for the new market rate development project will be withheld until the off-site affordable housing units are ready for occupancy.
17. Ownership Units
 - a. If an applicant is proposing to develop a project that includes rental and ownership units, the replacement and inclusionary units may all be provided in the rental component;
 - b. If an applicant is proposing to develop a 100% ownership unit project, the applicant may provide rental units on-site to fulfill the replacement and inclusionary obligations.
18. The CDC will levy the following fees:
 - a. The costs associated with engaging a consultant to undertake the tenant survey and evaluation will be funded by the applicant.
 - b. The costs associated with completing or auditing the project feasibility analysis will be funded by the applicant.
 - c. An annual fee of \$125 per affordable unit will be charged to defray the ongoing compliance inspection and reporting costs associated with the replacement and inclusionary units. This fee will be adjusted annually in accord with changes in the Consumer Price Index (CPI).

COASTAL HOUSING PROGRAM TENANT QUESTIONNAIRE

The ownership of _____ has applied to the County of Los Angeles (County) for approval of a Coastal Development Permit (CDP) to authorize the redevelopment of the _____ apartments. The ownership proposes to demolish the existing _____ apartment units and construct a new apartment project on the site containing _____ rental units.

In 1981, the California Legislature adopted the Mello Act (Government Code section 65590, et seq.), which provides that the demolition of existing dwelling units in the Coastal Zone occupied by low or moderate income households shall not be approved unless the replacement of those units is required with units designated as affordable to low or moderate income households. **The replacement units, if required, will be generally available to the public, rather than to specific individuals.**

To determine the number of units that must be replaced, the County needs income information from the current tenants of _____. The County must receive income information separately from each family (related persons) and each unrelated adult living in your apartment. Please assist us by providing the information requested below and, if it is applicable, also complete the enclosed Financial Information form.

IF YOU DO NOT PROVIDE THIS INFORMATION, IT IS POSSIBLE THAT FEWER UNITS IN THE NEW PROJECT WILL BE DESIGNATED AS AFFORDABLE HOUSING.

All financial information that you provide will remain confidential. If you have any questions, or need additional questionnaires and forms for unrelated individuals, please contact the Community Development Commission at _____. Thank you in advance for your cooperation.

Number of occupants living in your apartment unit: _____.

Please circle the income category that comes closest to the combined gross annual income from all sources of all family members (all related persons living in your apartment unit) based on family size without going over.

Family Size	Less than Low Income	Less than Moderate Income	Greater than Moderate Income
1	< \$39,300	< \$47,200	> \$47,200
2	< \$45,000	< \$53,900	> \$53,900
3	< \$50,600	< \$60,700	> \$60,700
4	< \$56,200	< \$67,400	> \$67,400
5	< \$60,700	< \$72,800	> \$72,800
6	< \$65,200	< \$78,200	> \$78,200

Source: 2007 State income limits--California Department of Housing & Community Development

OR check the following: **DECLINE TO STATE** ☐

If you answered that your combined family income from all sources (including wages, salary, tips, interest and investment income, proceeds from the sale of a home or other real estate transaction, social security, pension, governmental or spousal support and child support) is **LESS** than the amounts in the table, **please complete the attached Financial Information form.**

If you answered that your income is **GREATER** than the amount in the table, or you **Declined to State** your income, **do not** complete the attached Financial Information form, but please **do** sign and date this questionnaire below.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Signature: _____ Date: _____

Print Name: _____ Street Address: _____ Apt.# _____

TENANT FINANCIAL INFORMATION

If you indicated on the previous page that your annual income is less than the dollar amount shown for your family size category, please complete the financial information requested below and return this form with the attached questionnaire in the enclosed envelope. Each family member and/or unrelated adult living in your apartment should complete a separate Financial Information form.

Your Name: _____

Date of Birth: _____ Home #: (____) _____ Work #: (____) _____

Building Complex Name: _____ # of Bedrooms: _____

Person(s) Living in Apartment Unit:

<u>Name of Person</u>	<u>Relationship to You</u>	<u>Age</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Are you and any person(s) listed above married or registered with the State of California as domestic partners? YES NO

Source(s), Amount of Household Income (Gross):

	(Yourself)	(Other Household / Family Members)
Wages	\$_____ mo.	\$_____ mo.
Pension/Retirement	\$_____ mo.	\$_____ mo.
Social Security	\$_____ mo.	\$_____ mo.
SSI	\$_____ mo.	\$_____ mo.
Child/Spousal Support	\$_____ mo.	\$_____ mo.
Disability	\$_____ mo.	\$_____ mo.
Interest Income	\$_____ mo.	\$_____ mo.
Other _____	\$_____ mo.	\$_____ mo.

The value of your assets, except for necessary items such as automobiles and furniture, are considered in determining your income. Therefore, please provide below the total dollar value of the various types of assets listed below that you own and the interest rate or rate of return.

	<u>Total Amount</u>	
What is the current balance of your checking account?	\$_____	
What is the current balance of your savings account?	\$_____	
What is the value of your stock/bond portfolio?	\$_____	
What is the estimated value of any real property you own?	\$_____	
Are you a full-time student, 18 years of age or older?		YES NO
Do your parents serve as guarantors on your rental or lease agreement?		YES NO
Did your parents declare you this year as a dependent on their Federal Income Tax Return?		YES NO
If your parents intend to declare you as a dependent on their Federal Income Tax Return for this year, please indicate below: (1) the number of persons in your family, and (2) the combined gross annual income of your parents and you.		
Family Size: _____ Combined Gross Annual Income: _____		

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Signature

Date

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

Exhibit II

INCOME AND RENT LIMITS - 2007

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
30%								
50%	25,990	29,600	33,300	37,000	39,950	42,900	45,900	48,850
60%	31,080	35,520	39,960	44,400	47,940	51,480	55,080	58,620
80%	41,450	47,350	53,300	59,200	63,950	68,650	73,400	78,150
Median 100% (2)	51,980	59,200	66,600	74,000	79,900	85,800	91,800	97,700
HUD 120% of Median (2)	62,376	71,040	79,920	88,800	95,880	102,960	110,160	117,240
HCD-State Median 100% (1)*	39,300	45,000	50,600	56,200	60,700	65,200	69,700	74,200
HCD-State 120% of Median (1)*	47,200	53,900	60,700	67,400	72,800	78,200	83,600	89,000

Occupancy		0-bedroom	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom	6-bedroom
Factor								
HCD-State (50%) (1)*	1+1	495	565	635	705	765		
LOW-HOME (50%)*	1.5	647	693	832	961	1,072	1,184	1,295
TAX CREDIT (50%)*	1.5	647	693	832	961	1,072	1,184	1,295
City of Industry (50%)*	1+1	647	740	833	925	999	1,073	1,148
BOND (50%)**	1+1	647	740	832	925	999	1,073	1,148
HCD-State (60%) (1)*	1+1	590	674	759	843	910		
TAX CREDIT (60%)*	1.5	777	833	999	1,154	1,287	1,421	1,475
HIGH-HOME*	1.5	821	882	1,061	1,217	1,338	1,457	1,578
BOND (60%)*	1+1	777	888	999	1,110	1,199	1,287	1,377
BOND (80%)**	1+1	1,036	1,184	1,333	1,480	1,599	1,716	1,835
HCD-State (80%) (1)*	1+1	690	785	885	985	1,060		
HUD Median 100% (2)	1+1	1,300	1,480	1,665	1,850	1,998	2,145	2,295
HUD 120% of Median (2)	1+1	1,559	1,776	1,998	2,220	2,397	2,574	2,754
HCD-State: 80% to 120% of Median (1)*	1+1	1,081	1,238	1,392	1,546	1,669	1,793	1,917

*MUST SUBTRACT UTILITY ALLOWANCE FROM LISTED RENT AMOUNT TO GET ACTUAL RENT AMOUNT TO CHARGE TENANT

**ACTUAL RENT CHARGED TO TENANT - NO UTILITY ALLOWANCE ADJUSTMENT MADE UNLESS PROJECT SPECIFICALLY REQUIRES IT FOR PROJECTS BEFORE 1-1-03

(1)* Income limits and rents for 'unassisted' developments with density bonuses. Income limits are also to be used when income-qualified buyers are assisted with tax increment funds only

(2) The numbers shown are not published by HUD and are extrapolations from the income published by HUD for 50% of median income.